



# 3 Caradon Heights

Darite, Liskeard, Cornwall, PL14 5JH

KIVELLS

## *3 Caradon Heights*

Darite, Liskeard, Cornwall, PL14 5JH

Guide Price £200,000-£210,000

Delightful two bedroom terrace property  
in popular Cornish village

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Enjoying far reaching panoramic  
countryside views

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Spacious & well presented living  
accommodation throughout

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Low maintenance enclosed garden &  
single garage

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## Description

Enjoying an elevated position within the ever popular Cornish village of Darite, 3 Caradon Heights enjoys spectacular and far reaching panoramic views across the undulating Cornish countryside and has been extremely well maintained by the current vendors.

Providing spacious living accommodation throughout that is presented to a high standard, this delightful property has a low maintenance enclosed garden to the rear elevation, that is an excellent space for relaxing enjoying the peaceful surroundings.

The property also enjoys the benefit of a single garage that offers the possibility to be utilised for a variety of uses. An internal viewing is essential to not only appreciate the delightful views the property has but also the impeccable living accommodation available.



## Accommodation

Entrance via uPVC double glazed door opening into:-

### Entrance Porch

uPVC double glazed windows to the front elevation with far reaching countryside views beyond, obscure uPVC double glazed door opening into:-

### Inner Hallway

Doors off to ground floor rooms, stairs rising to the first floor.

### Living Room

Dual aspect having uPVC double glazed windows to both of the front and rear elevations with far reaching countryside views beyond, coving to ceiling, woodburning stove.

### Kitchen

A range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding electric cooker with extractor fan over, space for freestanding fridge freezer, dual aspect having uPVC double glazed windows and doors to the front and rear elevations with far reaching countryside views to the front elevation and access into the enclosed garden to the rear.

### First Floor

uPVC double glazed window to the rear elevation with views of the enclosed garden beyond, doors off to all first floor rooms.

### Bedroom

uPVC double glazed window to the front elevation with panoramic countryside views beyond, electric radiator, coving to ceiling, built in storage cupboards, access to attic via loft hatch.

### Bedroom

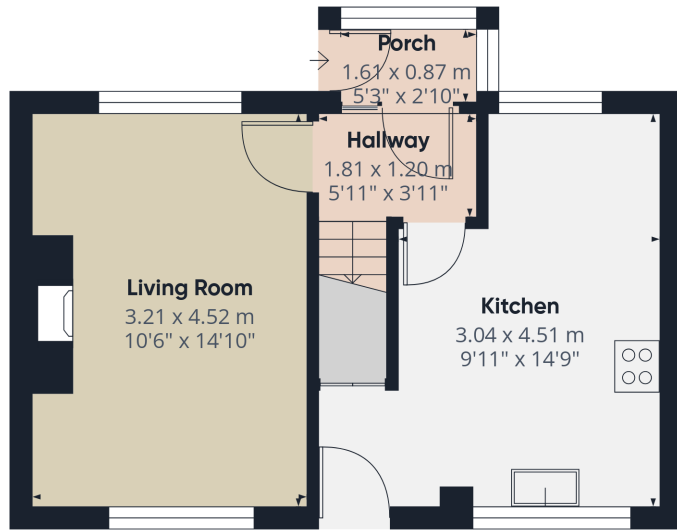
Dual aspect having uPVC double glazed windows to the front and rear elevations and once again enjoying far reaching panoramic countryside views, coving to ceiling, electric radiator.

### Bathroom

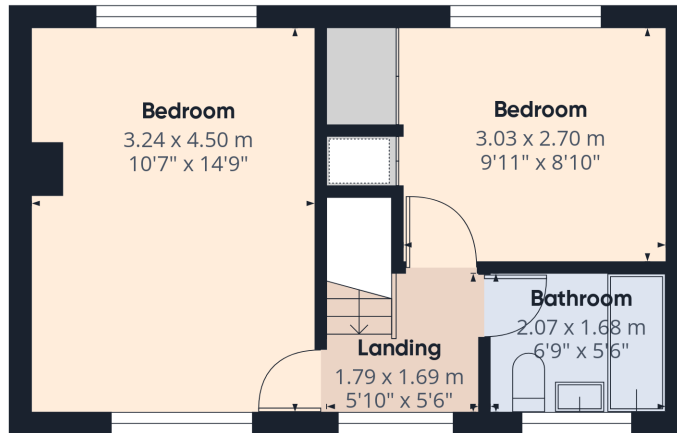
Tiled floor to ceiling with a low-level W.C, vanity unit with wash basin and mixer waterfall tap, bath with panel surround having a mixer tap and electric shower over, chrome heated towel rail, obscure uPVC double glazed window to the rear elevation.



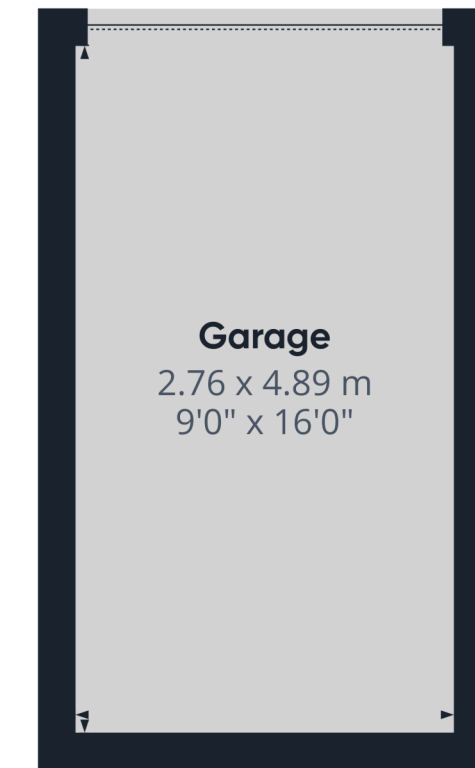
**Floor Plan**



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

77.2 m<sup>2</sup>

832 ft<sup>2</sup>

## Outside

To the rear elevation is a low maintenance enclosed garden set across multiple levels with areas of paved patio and level lawn. There is ample space to relax and enjoy the peaceful surroundings.

Conveniently positioned to the front elevation is a single garage with up and over door, this offers a great potential for its use and is an excellent space for outdoor storage. The garage also has the benefit of electricity.



## Services

Mains electricity, water & drainage

 EE Rating - D

 Council Tax Band - B

 Directions

What3Words – shutting.essays.evening

 Virtual Tour

<https://tour.giraffe360.com/e6deb15939ae439ebdd4f5585d96dceb>

Scan for Material Information



## Viewings strictly by appointment only

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